

181.0

0006

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

988,300 / 988,300

USE VALUE:

988,300 / 988,300

ASSESSED:

988,300 / 988,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
36		SHELLEY RD, ARLINGTON

Legal Description							User Acct
							122806
							GIS Ref
							GIS Ref
							Insp Date
							07/10/18

OWNERSHIP

Unit #:

Owner 1: MOUTSATROS ANGELA & IOANNIS K	
Owner 2: TRS / ANGELA MOUTSATROS TRUST	
Owner 3:	

Street 1: 36 SHELLY ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: MOUTSATROS IOANNIS/ETAL -	
Owner 2: MOUTSATROS ANGELA -	

Street 1: 36 SHELLY ROAD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	
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NARRATIVE DESCRIPTION	
This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1989, having primarily Clapboard Exterior and 3471 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
SINGLE FA	100	water		

Sewer	
Electri	

Census:	
Flood Haz:	

Topo	
Street	

Gas:	

IN PROCESS APPRAISAL SUMMARY										Parcel ID 181.0-0006-0006.0									
Use Code		Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description		User Acct					
101		6550.000		556,100		700		431,500		988,300					122806				
															GIS Ref				
															GIS Ref				
															Insp Date				
															07/10/18				

IN PROCESS APPRAISAL SUMMARY										Parcel ID 181.0-0006-0006.0									
Use Code		Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description		User Acct					
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															Insp Date				
															07/10/18				

IN PROCESS APPRAISAL SUMMARY										Parcel ID 181.0-0006-0006.0	
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EXTERIOR INFORMATION

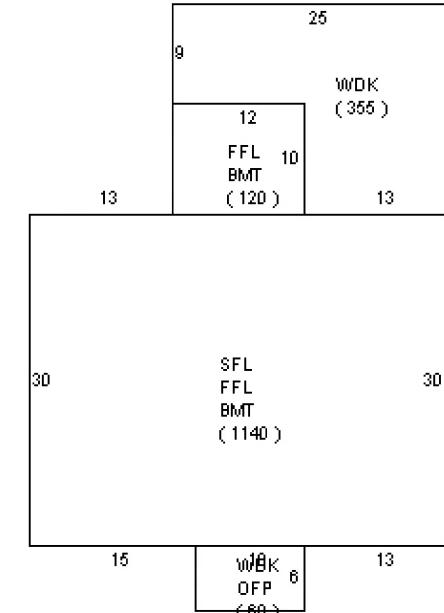
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Very Good
A Bath:	1	Rating: Average
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1989
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	
% Sprinkled	

DEPRECIATION

Phys Cond:	AG - Avg-Good	15. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total:	15.6 %
CALC SUMMARY	
Basic \$ / SQ: 130.00	
Size Adj.: 1.08749998	
Const Adj.: 1.00989902	
Adj \$ / SQ: 142.774	
Other Features: 161717	
Grade Factor: 1.10	
NBHD Inf: 1.00000000	
NBHD Mod:	
LUC Factor: 1.00	
Adj Total: 658834	
Depreciation: 102778	
Depreciated Total: 556056	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	157.05	
Special Features:	0	Val/Su Net:	134.49	
Final Total:	556100	Val/Su SzAd:	231.71	

PARCEL ID

181.0-0006-0006.0

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	14X8	A	AV	1995	7.79	T	19.2	101			700			700

IMAGE**AssessPro Patriot Properties, Inc**